161.0	0004	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,100 /	682,100
					USE VALUE:	682,100 /	682,100
					ASSESSED:	682,100 /	682,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDRI EDWARD E & MARISOL B
Owner 2:	
Owner 3:	
Street 1:	28 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONLON KAREN & KEVIN G TRUSTEE -
Owner 2:	CONLON FAMILY TRUST -
Street 1:	28 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,536 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1628 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8536.000	208,800		473,300	682,100
Total Card	0.196	208,800		473,300	682,100
Total Parcel	0.196	208,800		473,300	682,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.98 | /Parcel: 418.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107645

GIS Ref

GIS Ref

Insp Date 06/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,800	0	8,536.	473,300	682,100	682,100	Year End Roll	12/18/2019
2019	101	FV	225,100	0	8,536.	473,300	698,400	698,400	Year End Roll	1/3/2019
2018	101	FV	225,100	0	8,536.	419,200	644,300	644,300	Year End Roll	12/20/2017
2017	101	FV	225,100	0	8,536.	351,600	576,700	576,700	Year End Roll	1/3/2017
2016	101	FV	225,100	0	8,536.	351,600	576,700	576,700	Year End	1/4/2016
2015	101	FV	187,400	0	8,536.	304,200	491,600	491,600	Year End Roll	12/11/2014
2014	101	FV	187,400	0	8,536.	294,100	481,500	481,500	Year End Roll	12/16/2013
2013	101	FV	187,400	0	8,536.	279,900	467,300	467,300		12/13/2012

!12610!

PRINT

Date	Time
12/11/20	02:41:00

LAST REV

Date	Time
06/29/18	10:00:16

apro

PAT ACCT. 12610

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLON KAREN &	67163-367		4/28/2016		650,000	No	No		
CONLON JACQUELI	56479-551		2/16/2011	Convenience	1	No	No		
	21159-566		5/1/1991		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	107645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2016	2149	Insulate	7,200	C				
9/7/2016	2154	New Wind	10,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
3/12/2009	Inspected	189	PATRIOT
12/31/2008	Measured	336	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8536		Sq. Ft.	Site		0	70.	0.79	8									473,254						473,300	

Total AC/HA: 0.19596 | Total SF/SM: 8536 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,254 | Spl Credit | Total: 473,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302612
Depreciation:	93810
Depreciated Total:	208802

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

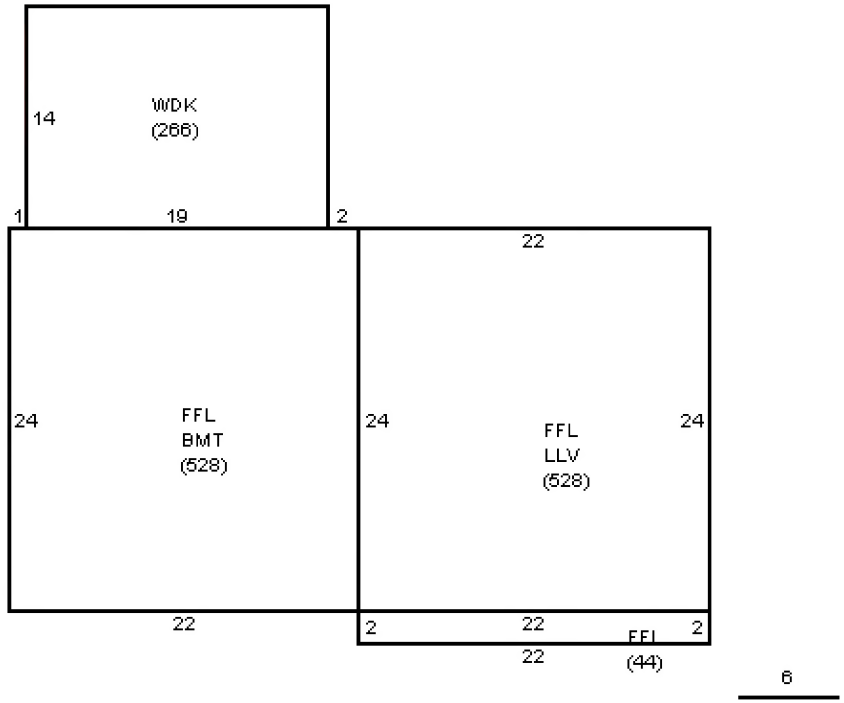
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	86.21
Final Total:	208800	Val/Su SzAd	189.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,100	129.530	142,486
BMT	Basement	528	51.490	27,186
LLV	Lower Level	528	80.150	42,318
WDK	Deck	266	9.860	2,622
	Net Sketched Area:	2,422	Total:	214,612
Size Ad	1100	Gross Are	2422	FinArea 1628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc